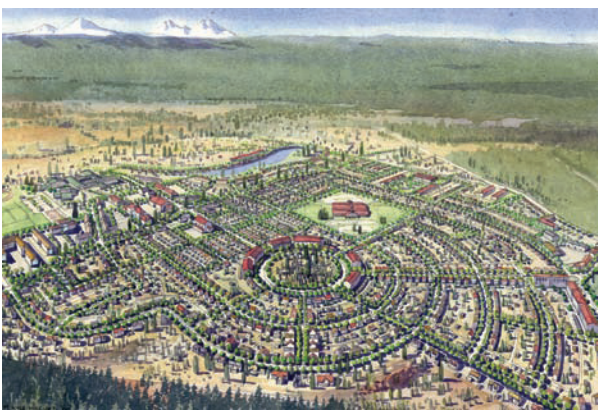




## Introducing the New

# Traditional Neighborhood Development



Rendering by Martin-Kyle Milward for Walker Macy

## Land Use Category and Traditional Development Zoning District in Las Vegas



Produced by the  
City of Las Vegas Planning and Development Department,  
731 S. Fourth Street, Las Vegas, Nevada 89101

## What's Old Is New Again

Neighborhoods should be diverse, compact, pedestrian-friendly, and mixed-use. The Traditional Neighborhood Development allows for a balanced mix of housing, commercial, and civic uses. Needs for daily living are easily accessible within a five-minute walk from home for all including children, seniors and those who don't want to drive.

## The Block

- ◆ Provide a collection of homes that visibly demonstrate craftsmanship and detail at the street level
- ◆ Clear delineation between the front door and the sidewalk, private and public thresholds identifiable
- ◆ Landscaped sidewalks that offer access clear of utilities and hindrances and safety from oncoming traffic



Photo courtesy of Prospect New Town, Colorado





Photo courtesy of Verrado Main Street District, Buckeye, Arizona, © 2005 DMB Associates, Inc.

## ~ The Neighborhoods

- ◆ Compact, pedestrian-friendly areas, without gated private streets and cul-de-sacs
- ◆ Many activities of daily living should occur within walking distance
- ◆ A range of parks, from tot-lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.
- ◆ Building densities and mixed-use projects should be within walking distance of transit stops

## ~ The District

- ◆ Geographic boundaries from natural features, made up of multiple centers that are villages with identifiable centers and edges
- ◆ A broad spectrum of public and private uses supported by a framework of transportation alternatives
- ◆ Strong relationships between buildings and streets and refrain from perimeter walls along roadways



Photo (Burbank, California) courtesy of the city of Las Vegas Planning and Development Department

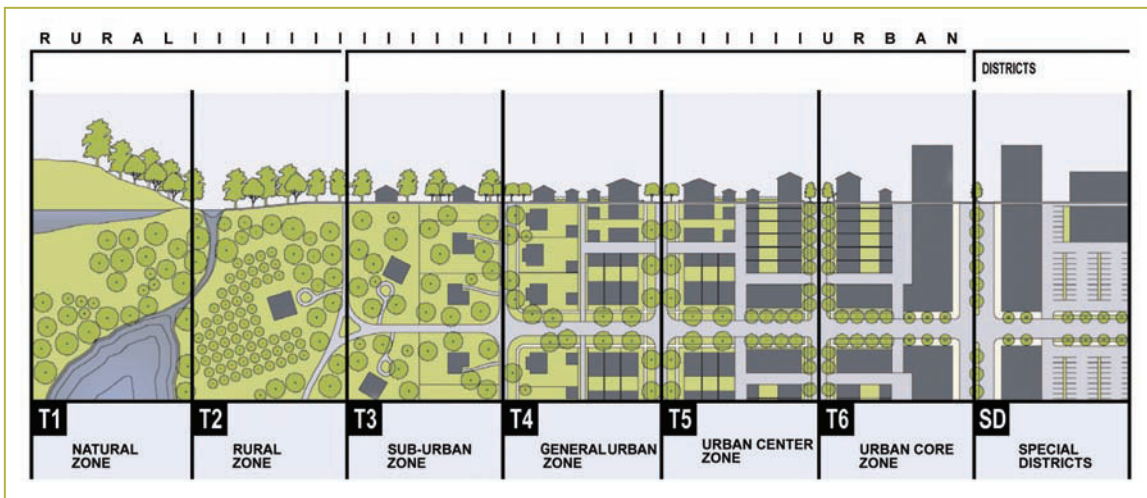


## 🌀 The Background

On January 18th, 2006 the Master Plan 2020 Land Use Element was amended to include the “Traditional Neighborhood Development (TND)” Land Use Category. This amendment is a response to the limitations of applying the Planned Community Development (PCD) to satisfy market demand and new design concepts.

The Traditional Neighborhood Development category utilizes interconnected streets and avoids cul-de-sacs and gated private streets. Traditional Neighborhood

Development seeks to strengthen the relationship between buildings and streets. Along with the TND Category Amendment, the Traditional Development (T-D) Zoning District was approved which allows for comprehensively-planned mix-use communities with a minimum size of 80 contiguous acres. Like the TND land use category, The Traditional Development District will focus on pedestrian design and mixed-housing types.



*DPZ Transect photo courtesy of Duany Plater-Zyberk & Company*

## The Principles

Traditional Neighborhood Development encourages a mix of housing types and densities allowing for architectural and lifestyle variety. Streets are designed to accommodate cars and also provide comfort for pedestrians, cyclists and wheelchair users. Natural features are incorporated as significant and recreational elements of the neighborhood. The edges are as important as the center with their own densities, street sizes and mixture of uses.

 For More Information

On the web:  
 "Best Places" Sunset Magazine. Feb  
 '06  
[www.CNU.org](http://www.CNU.org)  
[www.newurbannews.com](http://www.newurbannews.com)

**Literature:**  
*The Death and Life of Great American Cities.* Jane Jacobs  
*The Next American Metropolis.* Peter Calthorpe

*For more information about the city of Las Vegas, visit [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). For more information about Traditional Neighborhood Development please contact the Planning and Development Department at 702-229-6301.*